

1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND**

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3
4 **IN THE MATTER OF APPLICATION OF)**
5 **A PRELIMINARY PLAT FOR)**
6 **CENTRAL PARK)**
7 _____)

FILE NO: PPL 01-001

DECISION

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10 **DECISION**

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12 The preliminary plat of Central Park is **APPROVED**, subject to conditions.

13
14 **INTRODUCTION**

15 The application of Susan Ho and Lakeville Construction, Inc. for approval of the preliminary plat
16 of Central Park came on for hearing before Gordon F. Crandall, Hearing Examiner, on July 21,
17 2003 at 7:00 PM. Steven Fischer, Senior Planner, presented the Technical Committee Report.

18 Testifying under oath were:

19 Steven Fischer, Senior Planner

20 Judd Black, Developmental Review Manager

21 Susan Ho, Applicant

22 Ken Arasim, 13414 218th Avenue NE, Woodinville

23 Denise Caldwell, 16805 NE 87th Street, Redmond

24 Karen Augustyniak, 16723 NE 36th Street, Redmond

25 Richard Dickman, Engineer, David Evans & Associates

26 J.M. Ted Everage, Engineer, David Evans & Associates

27 Bernard Weitz, 8528 169th Ct. NE, Redmond

28 The following exhibits were offered and admitted:

29 Exhibit A: Technical Committee Report dated July 21, 2003 with Attachments

30 Exhibit B: Staff PowerPoint Presentation

1 The hearing adjourned at 8:10 PM.

2
3 From the foregoing the Hearing Examiner makes these:

4
5 **FINDINGS OF FACT**

- 6
7 1. *Applicant.* Susan Ho and Lakeville Construction, Inc. (Applicant) proposed to
8 subdivide a 4.6 acre tract on the east side of 166th Avenue NE, north of NE 85th Street
9 into 18 single-family residential lots, with tracts for stormwater detention, Native
10 Growth Protection, and utility access. A reduced copy of the site plan is attached as
11 Attachment A.
- 12
13 2. *Site.* The site is rectangular in shape, except for a notch at the SW corner, and slopes
14 to east to southwest. The site is cut by three ravines, and the elevation difference from
15 east to west is about 100 feet. A geotechnical analysis of the site indicates that the
16 soils are suitable for development of single-family residences, which could be
17 supported on conventional spread footings bearing on native soils or compacted fills.
18 The soils are such that a setback from the top of a 40% slope of 15 feet would be
19 sufficient to protect the site and proposed development from earth movement.
- 20
21 3. *Comprehensive Plan/Zoning.* The site is in the Education Hill neighborhood as
22 identified in the 1995 Comprehensive Plan, which indicates that the site is appropriate
23 for low-moderate density residential use. The property is zoned R-5 which permits
24 five dwelling units per gross acre. Surrounding land uses are predominately single-
25 family residences except on the west and southwest which is zoned for high-density
26 residential and mixed use residential (single-family and multi-family).
- 27
28 4. *Access.* Access to the site will be by an internal public road leading to a cul-de-sac.
29 (See Attachment A)
- 30

- 1 5. *Design.* All lots will abut directly on the interior roadway, 28 feet in width with
2 sidewalks on both sides. Tract B extending northeast from the cul-de-sac will be a
3 corridor for utilities and a pedestrian trail. Undeveloped 168th Avenue NE will be
4 used for water main access and will be improved with the pedestrian trail. The lots
5 will range in size from 5,423 sq. ft. to 12, 264 sq. ft. with an average of 6, 908 sq. ft.
6 All site standards of the Redmond Community Development Guide (RCDG) will be
7 satisfied. Stormwater from the roadway and the home sites will be collected in a
8 tight-line system and conveyed to a detention vault. From there it will go to the City's
9 stormwater system in 166th Avenue NE.
- 10
- 11 6. *Trees.* There are about 450 healthy trees on the site, and applicant proposes to save
12 35% or 185 of these trees. There are no landmark trees (greater than 30 inches in
13 diameter (dbh) on the site.
- 14
- 15 7. *SEPA.* A Determination of Non-Significance (DNS) was issued for the proposal on
16 April 18, 2003. There were no comments or appeals of the DNS, and it became final
17 on May 16, 2003.
- 18
- 19 8. *Impact Fees.* Impact fees will be imposed at the time of building permit issuance:
20 Transportation \$3,064.15, Parks \$1, 611.00, and Fire \$94.00. The fees in effect at the
21 time at building permit issuance will apply.
- 22
- 23 9. *Public Notice/Input.* Public notice of the application, the DNS and the public hearing
24 was given as provided by ordinance. Comments were received as follows: Kenneth
25 W. Arasim, owner of Redmond Towne Apartments, 8500-10 166th Avenue NE. ,
26 utility, vehicle and tenant ingress and egress, tenant parking and dumpster space, and
27 stormwater runoff; Randy Schermer, via email, stormwater, traffic, use of pedestrian
28 walkway, property values; Peter Barnes, 8611 169th Ct, wildlife, traffic, safety,
29 stormwater, property values; Bill, Lisa, Marissa, and Catherine Hall, 16814 NE 87th
30 Street, wildlife, traffic, overcrowding; Sigrid Windham, 16713 NE 87th Street,

wildlife, stormwater; Denise Caldwell, 16805 NE 87th Street, improvements on 168th Avenue NE, privacy; Bernard and Jean Weitz, 8528 169th Ct, wildlife, privacy, pedestrian walkway, Lisa Carpenter, 8618 169th Ct NE, environmental concerns, wildlife, stormwater; Greg Graham asked to be kept informed. .

At the public hearing, the following additional comments were received: Kenneth Arasim, advised the Hearing Examiner that he had reached an agreement with Applicant whereby Applicant would grant him the use of a strip of land 100 feet in length and 7.5 feet in width along the north boundary of the Redmond Towne Apartment site, either by easement or by 'tract'. Applicant confirmed that the agreement has been made, and City planner Fischer voiced no objection to the grant. Arasim also voiced concern about stormwater from the site, which is currently a problem for him. Denise Caldwell, reiterated her concern about the development of 168th Avenue NE as a pedestrian way and utility corridor, and again requested a fence along the corridor to provide privacy. Karen Augustyniak, 167223 NE 87th Street expressed concern for wildlife and her privacy. She asked that trees or shrubs be required along the perimeter of the site to shield her rear yard from the view of neighbors to the south.

10. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

From these findings of fact, the Hearing Examiner makes the following:

CONCLUSIONS OF LAW

1. The Hearing Examiner is authorized to conduct a hearing and make a decision on an application for a preliminary plat. RCDG 20C.90
2. RCDG 20D.180.10-020 sets forth the criteria for approval of a subdivision or short subdivision:
 - (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:

- (a) The proposal conforms to the goals, policies and plans set forth in RCDG Title 20B;
- (b) The proposal conforms to the site requirements set forth in RCDG 20C.30.25-140, Site Requirements;
- (c) The proposal conforms to the requirements of this section and those set forth in RCDG Title 20F and submittal requirements on file in the Planning Department;
- (d) The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic;
- (e) The proposed subdivision or short subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
- (f) The layout of lots and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited and that the least disruption of the site, topography and vegetation will result from development of the lots;
- (g) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

In addition, each subdivision or short subdivision must be consistent with the City's development regulations, Comprehensive Plan's policy, and the City's SEPA ordinance.

2. The Technical Committee has recommended approval with conditions. Several nearby property owners have voiced objections or concern: Kenneth W. Arasim sought a tract 7.5 feet wide along the north boundary of the Redmond Towne Apartments. The City has no objection, so this should be made a condition of the plat.
3. Several property owners objected because development of the property would result in the loss of open space, trees, and wildlife. The City Council determined that this property

1 was suitable for single-family residential development when the Comprehensive Plan was
2 adopted in 1995. Some 35% of the healthy trees must be preserved on individual lots or
3 on tracts reserved for that purpose. Displacement of wildlife is an inevitable consequence
4 of residential development.

5
6 Traffic safety should not be a concern. The access to and from the site to 166th Avenue
7 NE will have sight lines which conform to the City's traffic safety standards. No lots will
8 have direct access to 166th Avenue NE. The number of trips generated by the subdivision
9 can easily be absorbed by the surrounding streets.

10
11 Surface stormwater from the site will be reduced, as stormwater from the street and all
12 lots will be collected and conveyed by a tight-line to the City stormwater system.

13
14 There will be some loss of privacy as homes are constructed on the lots and trees are
15 removed. In addition, the improvement of 168th Avenue NE between the site and NE 87th
16 Street will expose the two homes on either side to pedestrians and construction of a water
17 main. Denise Caldwell asked (1) that the lilacs on the right-of-way not be lost, and (2)
18 that a fence be constructed along the street to provide her residence with privacy from
19 pedestrians.

20
21 Applicant has agreed to seek approval from the City to locate the water main on the west
22 side of the roadway, which would preserve the lilacs. The request for a fence, however,
23 goes beyond the normal responsibility of an applicant for a subdivision. If Ms. Caldwell
24 decides that a fence is needed for privacy, she may construct it on her own property. The
25 same conclusion applies to Karen Augustyniak's request for shrubs on the periphery of
26 the site. Each new residence will be required to observe the setbacks and height limits
27 required by the RCDG.

4. The Technical Committee recommended that the Hearing Examiner approve the preliminary plat of Central Park, subject to conditions. The Hearing Examiner concurs. The preliminary plat should be APPROVED.

5. Any finding of fact deemed to be a conclusion of law is hereby adopted as such.

DECISION

The preliminary plat of Central Park is **APPROVED**, subject to the conditions in Attachment B.

Done this 30th Day of July, 2003.

/s/ Gordon F. Crandall

GORDON F. CRANDALL
HEARING EXAMINER

Attachment A: Site Plan

Attachment B: Conditions of Approval (changes appear in bold on Pages 20, 23)

Any interested person (party of record) may file a written request for reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact. The final date for motion for reconsideration is **5:00 P.M. on August 14, 2003**, and should be sent to the **Office of the Hearing Examiner**, City of Redmond, MS: PSFHE, 8701 160th Avenue N.E., PO Box 97010, Redmond, Washington, 98073-9710.

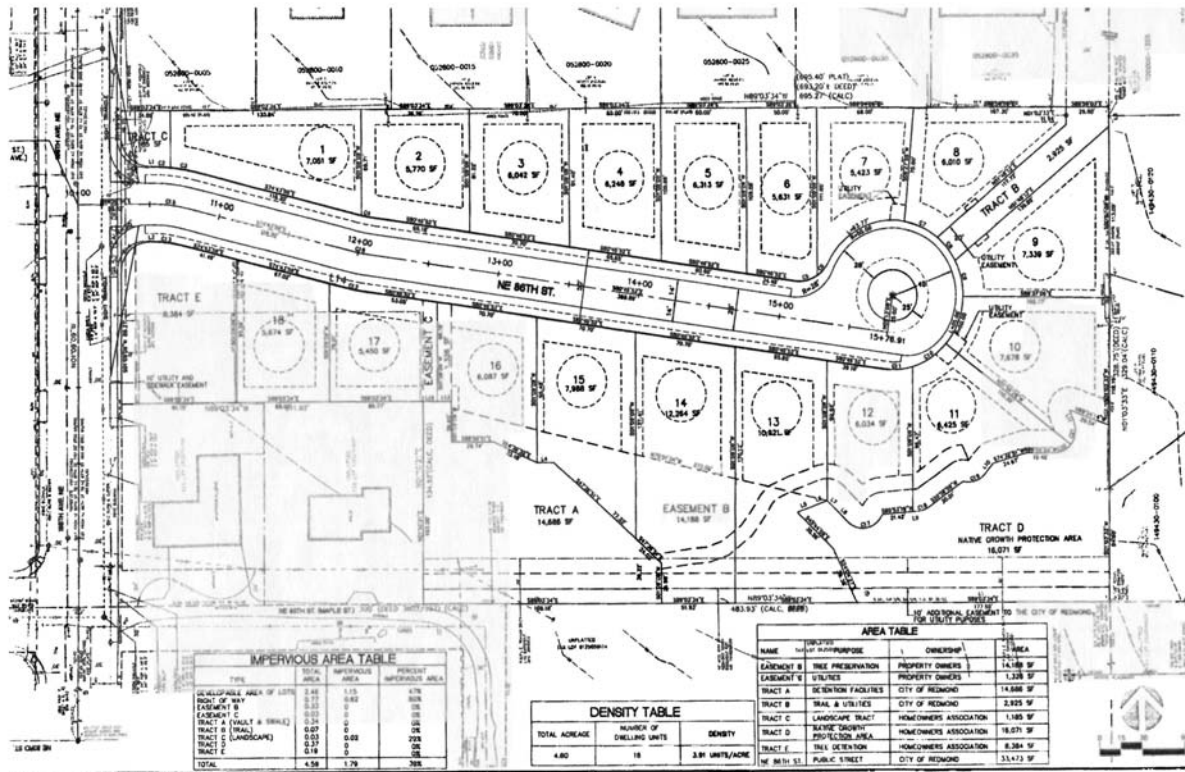
You are hereby notified that the foregoing Findings of Fact, Conclusions, and Recommendations are the final action on this application subject to the right of appeal to the Redmond City Council. Appeal procedures are governed by RCDG 20F.30.40-110 (Ordinance 2118) to which the reader is referred for detailed instructions. The written appeal must be received by the **Redmond Permit Center** no later than **5:00 P.M. on August 14, 2003, or within 10 business days following final action by the Hearing Examiner if a request for reconsideration is filed.** Please include the application number on any correspondence regarding this case.

Central Park Preliminary Plat - 8
7/30/2003

**City of Redmond
Office of the Hearing Examiner
P.O. Box 97010
Redmond, WA 98073-9710**

ATTACHMENT A

SITE PLAN



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ATTACHMENT B

CONDITIONS OF APPROVAL

I. PLANNING REQUIREMENTS

A. GENERAL

1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. **Please refer to Attachment A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements.** The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.
2. An irrigation system within the planter strips along the internal streets shall be maintained by the Home Owners Association or other means acceptable to the City of Redmond Parks Department. See Attachment "A", Landscape Improvements. Any work in the public right of way requires an Extended Use Permit!
3. Maintenance of landscaping shall be the responsibility of the Homeowners Association, including that portion located within the public right-of-way along 166th Avenue NE and NE 86th Street. The City shall only be responsible for maintenance of street trees along 166th Avenue NE and NE 86th Street.
4. Restrictive covenants shall include a statement notifying property owners and the Homeowner's Association that significant trees on individual lots may only be removed in accordance with the approved tree retention plan. This language shall be reviewed and approved by the Planning Department prior to recording of the restrictive covenants with King County.
5. To ensure compliance with residential site standards, at the time that construction drawings are submitted for Public Works review, the applicant shall provide two (2) copies of the construction drawings, clearing/grading plan and tree retention plan at a scale of 1" = 20' to the Planning Department.
6. A sign permit application must be submitted separately to the Planning Department for review and approval prior to installation of any proposed signs (RCDG Section 20D.160.10-020

1 7. Pedestrian access across Tract B up to NE 87th Street shall be provided and a note on
2 the plat shall state that Tract B is for utilities and pedestrian access. Bollards, or other
3 approved means, shall be installed to prevent vehicular travel through this utility
4 easement other than travel by City of Redmond utility vehicles.

5
6 8. A solid wooden fence of at least 4-feet in height shall be constructed along the property
7 lines of Lots 8 and 9 where they abut Tract B.

8
9 B. Landscaping and Street Trees

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11 1. Street trees are required as follows (RCDG Section 20D.80.10-140):

<u>Street</u>	<u>Species</u>	<u>Spacing</u>
<i>166th Avenue NE</i>	<i>Shademaster Honey Locust</i>	<i>35 feet on center</i>
	<i>Gleditsia Triacanthos 'Shademaster'</i>	

<i>Internal Street</i>	<i>To be determined</i>	<i>To be determined</i>
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16
17 2. Street trees shall be included throughout the plat as a component required for site
18 improvements within the plat as noted in condition 1 above. The size, spacing,
19 and species shall be approved by the City of Redmond Planning Department.

20
21 3. The adjacent unimproved portion of the 166th Avenue NE public right-of-way
22 shall be landscaped from the property line to the edge of the pavement and shown
23 on the landscape plan.

24
25 4. Landscaping shall be coordinated with water/sewer lines and fire
26 hydrants/connections. Trees shall be planted a minimum of 8 feet from the
27 centerline of any water/sewer lines. Shrubs shall be planted to maintain at least 4
28 feet of clearance from the center of all fire hydrants/connections. Ground cover
29 may be planted within this radius.
30

- 1 5. The following statement shall be included on the mylar and all construction
2 documents under "RESTRICTIONS":
3

4 "Trees to be preserved shall be designated in accordance with the approved tree
5 preservation plan on file with the City of Redmond Planning Department.
6 Designated trees which are damaged or destroyed shall be replaced in accordance
7 with RCDG Section 20D.80.10-060(3)."
8

- 9 6. If required, the applicant shall obtain a Forest Practice Permit from the
10 Washington State Department of Natural Resources after the City of Redmond
11 has approved the final landscape and tree retention plan.
12

13 C. Miscellaneous
14

- 15 1. City of Redmond Parks, Fire, and Transportation impact fees shall be assessed at
16 the time of building permit issuance for each residence. The fee in effect at the
17 time of complete building permit issuance shall apply.
18

- 19 2. A Native Growth Protection Easement (NGPE) shall be established for Tract D.
20 Final language shall be approved by the City and shall be included on the final
21 plat map.
22

- 23 3. Split rail fencing shall be placed at the edge of the steep slope buffer where the
24 buffer is adjacent to or within lots. Interpretive signage shall be provided to
25 indicate the presence of sensitive areas. Final locations shall be agreed upon by
26 the applicant and the Planning Department prior to installation.
27

- 28 4. Split rail fencing shall be placed at the edge of the Tree Preservation Easement B,
29 separating the buildable area from the preservation easement. Split rail fencing,
30 or other suitable fencing approved by the Redmond Planning Department, shall be

placed along the eastern portion of Tracts C and E in order to delineate the tracts from the private lots.

II. ENGINEERING REQUIREMENTS

A. Conditions of Approval and Revisions Required on Mylar – Document to be Recorded with King County

1. No lots or tracts shall be permitted direct access to 166th Avenue NE. This restriction shall be indicated on the face of the final plat and other documents.

2. Easements & Dedications:

The existing and proposed easements and right-of-way shall be shown on the final plat, civil plans and other documents. The existing easements for ingress, egress, private utilities, etc. shall be modified to the City of Redmond's satisfaction or released from both the plat certificate and the final plat prior to approval.

Easements are required as follows:

- a. Public 10-foot wide utility easement, granted to the City of Redmond, along all rights of way including 166th Avenue NE and the internal plat road (NE 86th Street).
- b. Dedications for right of way are required as follows: 20-foot wide by 60-foot long along the north side of NE 85th Street on the southwest corner of the plat.
- c. New right-of-way lines joining at the intersection of 166th Avenue NE and the proposed internal plat street (NE 86th Street) shall connect with a 25-foot radius, or with a chord that encompasses an equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.
- d. All lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 2-1/2 feet wide along each side of the interior lot lines within the development, together with a strip of land 5 feet wide along the lot lines around the perimeter of the development.

- e. At time of construction, additional easements may be required to accommodate the improvements as constructed.

B. Specific Requirements For Construction Drawings

1. General Requirements:

- a. Engineering Plans for on-site and off-site drainage (storm water management), clearing, grading, utility and street improvements are required. The plans shall be prepared by a registered engineer and shall be reviewed and approved by Public Works Department prior to issuance of the building, foundation, clearing and grading or street use permits. Plan size must be 22" x 34" at a scale of 1" = 20' unless otherwise approved by the City. The following design manuals should be obtained to guide design work:

- Standard Specifications and Details
- Clearing, Grading and Storm water Management Redmond Technical Notebook
- Design Requirements for Water and Sewer System Extensions
- Community Development Guide

These manuals reference a number of other commonly used engineering standards. It is vital the design professional performing this work be aware of the City and other pertinent standards to reduce review time. *The City will not accept designs that deviate from the standards without substantial justification.* Standard Specifications and Details shall be referenced by the detail numbers. Do not include drawing details in the construction plans. Early consultation between design professionals and City staff is highly recommended if a design will propose deviations.

All power, telephone, streetlights, etc. shall be shown on construction drawings to facilitate identification and resolution of utility conflicts.

1 The designer must be sensitive to the existence or creation of utility easements
2 within the project. Permanent structures not associated with the utility use—
3 including rockeries—shall not be built within easements unless approved by the
4 City of Redmond.

5
6 When construction drawings are submitted for review, eight (8) complete copies
7 of the civil plans and two (2) sets of drainage computations and studies are
8 required for a complete submittal. Only complete submittals will be accepted
9 for review. (After the initial submittal, fewer copies may be required. If
10 desired, you may contact Public Works at 556-2740 to determine the exact
11 number required.)

12 At the time of construction drawing approval, a digital file of the drawings shall
13 be submitted to the city. File format shall conform to the requirements
14 identified under 'Oct. 2000 Version Record Drawing Requirements' (see
15 below).

16
17 b. Survey Control

18
19 i. Vertical control:

20 Elevations must be referenced to City of Redmond Datum. This Datum is
21 based on the U.S.C. & G.S. benchmark B-385 (1927). The Surveyor must tie
22 the project to two numbered benchmarks. A publication of the benchmarks
23 may be purchased from the City's Public Works service counter under the name
24 City of Redmond Vertical Control Survey February 1990.

25 ii. Horizontal control:

26 The surveyor shall tie the project to two City of Redmond horizontal control
27 monuments. The plans shall show NAD 83-91 coordinates on a minimum to
28 two points at exterior lot/boundary corners. A publication of the Redmond City
29 Horizontal Control Notebook dated 1993 can be purchased at the Public Works
30 service counter.

iii. New and Existing Monumentation:

1 New survey monuments shall be installed at new street intersections, street
2 tangent points and center of cul-de-sacs in accordance with the City of
3 Redmond Standard Details. Existing monumentation must be identified on the
4 construction plans and maintained by the contractor throughout the construction
5 period.

6 c) Street Design:

- 7 i) Civil plans for all public and private street construction must include
8 existing and proposed centerline profiles and curb/edge of pavement
9 elevations. Cross sections at regular stationing along the length of the
10 project may be required.
- 11 ii) Horizontal alignment shall indicate radius, length of tangent between
12 curves, and length of curve. Minimum curve radii shall comply with
13 the requirements stated in Appendix 20D-3 in the *Redmond*
14 *Community Development Guide*.
- 15 iii) Vertical curves shall indicate length of vertical curve, slopes, and
16 length of tangent between curves. Minimum stopping sight distance
17 for design shall be 450 feet on arterials and collectors, 225 feet on
18 local public access, and 150 feet on private streets.
- 19 iv) Cross slopes and superelevation of roadways shall not exceed two (2)
20 percent unless approved by the City of Redmond Public Works
21 Department.
- 22 v) On sloping approaches at intersections, landings are not to exceed 2
23 feet difference in elevation for 30 feet approaching an arterial or 20
24 feet approaching a local access street (measured from the back of
25 sidewalk or the back of curb if no sidewalk exists).
- 26 vi) Curb radius shall be 25 feet for local access streets and 30 feet for
27 arterial and collector streets.
- 28
29
30

- 1 i) need to include handicap ramps. These ramps must be designed to meet the most recent
2 ADA standards.
- 3 e) Street Trees:
- 4 Street trees are required to be installed on principal, minor and collector
5 arterials. See Section 20D.80.10-140 "Street Tree Program" in the Redmond
6 Community Development Guide for further requirements.
- 7 f) General Notes: The following notes shall be included on the construction plans for
8 this project:
- 9 i) Safety railings shall be required when the bottom of a rock wall, retaining
10 wall or slope is 30" or more below the finished elevation of a sidewalk or
11 other pedestrian facility.
- 12 ii) WSDOT approved guard rails shall be required as directed by the City
13 Inspector, subject to approval by the City Transportation Engineer.
- 14 iii) Contractor is responsible for installing all signs and channelization per City
15 of Redmond standards. Contractor shall lay out all signs and channelization,
16 and then contact Deby Canfield, Senior Transportation Technician, at (425)
17 556-2752 48 hours in advance of installation to verify layout.
- 18 iv) All necessary signs and markings on-site, along property frontage, and at
19 specifically designated off-site locations shall be provided by the applicant
20 as required by the Transportation Division whether or not these are indicated
21 on the construction drawings.
- 22 v) When requested by the City Inspector, the geotechnical engineer employed
23 by the developer shall verify and subsequently advise the City of Redmond
24 that the installation of the paving section(s) conforms to his/her design. The
25 project will not be accepted until this written documentation is submitted.
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1 g) Site Access – Type and Location

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- 3 i. The location of all existing and proposed driveways, access corridors, and
- 4 intersections (both sides of the street) shall be shown along the property
- 5 frontage and within 150 feet of the site property line.
- 6
- 7 ii. The existing and proposed channelization shall be shown on the site plan
- 8 for all streets adjacent to the site and within 150 feet of the site property
- 9 line. This should include the location of all fog lines, center stripes, stop
- 10 bars and directional arrows.
- 11
- 12 iii. Driveways and access corridors shall be limited to one per lot per street
- 13 frontage, or one per 150 feet of street frontage upon approval by the City
- 14 of Redmond Public Works Department.
- 15
- 16 iv. Driveways and access corridors shall align with existing streets or
- 17 driveways, or they shall be located a minimum of 150 feet from the
- 18 nearside face of curb of an intersecting street or driveway. Separations less
- 19 than these minimums shall obtain approval from the City of Redmond
- 20 Public Works.
- 21
- 22 v. Driveways and access corridors shall be designed to have a 90-degree
- 23 angle with the street wherever possible. The City of Redmond Public
- 24 Works Department must approve driveways and access corridors not
- 25 meeting this standard.
- 26
- 27 vi. The maximum driveway grade shall be 10 percent. The Fire Department
- 28 and Public Works Department must approve access corridors exceeding a
- 29 grade of 10 percent.
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h) Signs, Striping, Street Lighting and Signals

- i) Separate 40 scale channelization plans may be required for all public streets being modified or constructed. The plan shall include the existing and

1 proposed signs, striping and street lighting for all streets adjacent to the site
2 and within 150 feet of the site property line (both sides of the street). The
3 plan shall conform to the requirements in the City of Redmond Standard
4 Specifications and Details Manual.

- 5 ii) All traffic control devices, including signs and pavement markings, shall
6 conform to the MUTCD and the City of Redmond Standard Details. The
7 Transportation Division shall approve all layouts prior to installation.
8

9
10 i) Public and Private Engineering/Transportation Improvements

- 11
12 i) The location of the proposed internal plat street (NE 86th Street) connection
13 to 166th Avenue NE is approved as shown on the March 23, 2003 site plan
prepared by David Evans and Associates, Inc.

- 14 ii) On 166th Avenue NE along the site frontage the ASPHALT STREET shall
15 be planed, overlaid, and/or patched, as determined by the Engineering
16 Division.

- 17 iii) On NE 87th Street the ASPHALT STREET shall be planed, overlaid, and/or
18 patched to repair damage done by any underground utilities installed, as
19 determined by the Engineering Division.

- 20 iv) On NE 85th Street between 166th Avenue NE and 167th Avenue NE the
21 ASPHALT STREET shall be planed, overlaid, and/or patched to repair
22 damage done by any underground utilities installed in or near the existing
23 pavement, as determined by the Engineering Division.

- 24 v) Other off-site improvements include: Within the proposed Tract B, a 5-foot
25 wide paved walkway shall be constructed from the internal plat street (NE
26 86th Street) to NE 87th Street.

- 27
28 vi) All vehicle use areas including parking lots, service areas, driveways, private
29 streets, etc. shall be paved.
30

vii) Streetlights are required on the internal plat street (NE 86th Street) to illuminate the property frontage. The street lighting shall be designed using the following criteria:

Roadway Classification	Area Classification	Average Illuminance (Foot-candles)	Uniformity Ratio (Average/Minimum)
Collector & Local	Residential	0.6-0.4	6:1

viii) Luminaire spacing should be designed to meet the specified criteria for the applicable lamp size, luminaire height and roadway width. Contact Dave Alm, Transportation Operations Manager, at (425) 556-2875 with questions.

ix) Specific subdivision public street improvement conditions:

Street improvements within the 50-foot wide dedicated right-of-way shall include asphalt paving (28 feet curb to curb), with appropriate tapers, type A-1 concrete curb and gutter, planter strips, street trees, concrete sidewalks, storm sewers, streetlights, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

3" Asphalt Pavement Cl. B

4" Asphalt Treated Base

Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)

Street crown 2% sloped to drain system

A planter island shall be provided in the center of cul-de-sacs built to reduce, as much as possible, the amount of asphalt. The maintenance of the landscape in the island shall be the responsibility of the **Homeowners Association**. This maintenance requirement shall be included on the face of the final plat.

x) Installation of mailbox stand(s) shall be in accordance with City standards.

xi) All power, telephone, streetlights, etc. shall be shown on the engineering drawings and landscape plans submitted for construction permits.

xii) A composite drawing that includes all utilities, landscaping including trees, etc., is necessary to minimize the possibility of utilities/landscaping conflicts.

xiii) CONVERSION OF AERIAL UTILITIES (POWER, TELEPHONE, T.V., ETC. TO UNDERGROUND)

All existing aerial utilities shall be converted to underground along all street frontages and within the short plat according to 20D.220.10 "Underground Wiring" in the Redmond Community Development Guide. All new utilities serving the plat shall be placed underground.

C. General Information and Administration Requirements

1. Fees:

- a) A plan review fee shall be paid to both the water and sewer utility and the storm water utility prior to construction drawing review. Inspection fees shall be paid to the utilities prior to construction drawing approval. Plan review and construction inspection fees are required and will be at the rate in effect when plans are approved. Contact the respective utility for fee information.
- b) Water and sewer connection fees for homes built on the proposed lots will be paid at the rate in effect when water meter and side sewer permits are issued. Contact the Utility Division of the Public Works Department at 556-2840 to obtain information and/or an estimate of the fees that will apply.
- c) Non-Utility Plan Review and Inspection fees are paid through the Engineering Plan Review and Inspection Fee (subject to annual revision.) The fees are (subject to annual revision) and paid at the time of submitting the final plat documents:

Subdivision Fee = \$6,156* plus \$449*/lot.

Short Subdivision Fee = \$2,955* plus \$449*/lot.

d) Transportation Impact Fees: This project is subject to Redmond Transportation impact fees. Transportation impact fees shall be collected at time of building permit issuance. The applicant is advised to review Section 20D.210.10-190 of the Community Development Guide in order to determine eligibility for credits against impact fees.

e) The City has recently imposed other impact fees on development. Contact the Permit Center to determine the extent to which these fees apply to this development.

f) A Right of Way Use Permit will be required and includes:

- A maximum of \$324* fee, subject to annual revision and shall be paid prior to the pre-construction conference, for utility installation in the public right-of-way.
- A posting of a \$250 cash bond for street cleaning

* A 3% technology surcharge is applied as authorized by Ordinance No. 2090, and extended by resolution No. 1162 on December 3, 2002.

2. Easements/Agreements:

a) A copy of all recorded easements pertaining to the property is required. Permanent structures including rockeries cannot be built over easements.

b) Easements shall be provided for all water, sewer and storm water improvements (both public and private) as required in the design requirements. Off-site easements needed to execute the proposed improvements must be recorded prior to construction drawing approval. On-site easements must be recorded prior to the improvements being placed into operation.

c) Native Growth and Protection Easement(s) (NGPE) may be required for this site. The specific wording of the NGPE is subject to review and approval by the City.

- 1
- 2 d) When clearing and grading involves excessive amounts of hauling, as
- 3 determined by the Public Works Department, a Road Surface Impact Mitigation
- 4 item shall be negotiated prior to approval of the Clearing and Grading Plans.
- 5
- 6 e) Any required landscape irrigation in the City of Redmond right-of-way
- 7 necessitates the execution of a Hold-Harmless Agreement and submittal of as-
- 8 built construction plans to the City.
- 9
- 10 **f) Applicant shall grant an easement 100 feet in length and 7.5 feet in width**
- 11 **along the southern boundary of the site commencing at 166th Avenue NE to**
- 12 **the owner of the Redmond Towne Apartments, for access and parking for**
- 13 **that property.**
- 14

15 3. Approvals and Reports:

16

17 In order to mitigate potential impacts to critical landslide hazard areas, all buildings

18 shall be set back from the top/bottom of slope areas a distance as recommended by

19 a geotechnical engineer through a slope stability analysis, but no closer than 15 feet.

20 The top/bottom of the slope shall be field surveyed and verified (located by

21 bearings and distances) on the final plat and construction drawings.

22 4. Bonds and Performance Guarantees:

23 a) Engineering/Transportation

24 A performance guarantee shall be provided in a form acceptable to the City for

25 street, water, sewer and storm water improvements. An acceptable performance

26 guarantee includes a performance bond, irrevocable letter of credit, or cash. (In

27 some unusual circumstances assignment of loan proceeds may be acceptable.)

28 The amount of the bond shall be 125% of the estimated cost. Only City of

29 Redmond security forms are acceptable. The performance guarantee will not be

30 released until letter from the Director of Public Works advises the developer that

all conditions of approval have been met. Circumstances that require performance guarantee are as follows:

■ Subdivision:

- i. The street and utility improvements within existing and new street right-of-way.
 - ii. Off-site storm drainage, water and sanitary sewer installation.
- b) A maintenance guarantee shall be provided for all water, sewer, storm water and street improvements to be owned and operated by the City. Period of guarantee shall be 1 year from acceptance of all improvements by the City. (The City has authority to require a longer period where circumstances warrant.)
 - c) A cash deposit (refundable cash bond) or irrevocable letter of credit shall be posted at the time of posting the performance guarantee to ensure the completion of the Record Drawing set. The minimum amount shall be \$5,000.00, or as determined by the Engineering Division. The deposit for sets having a large number of sheets shall be established at \$1,000.00 per sheet, not to exceed \$25,000.00.

5. RECORD DRAWING REQUIREMENTS (Oct. 2000 Version)

One of the important steps upon the completion of construction improvements in the City of Redmond is a submittal of Record Drawings. The drawings are important assets to the City as well to its residents and customers. They are used for many purposes, ranging from indicating what was actually constructed in the field to helping locate facilities during emergency situations.

- a) *What items shall be included?:* Record drawings will show accurate locations of storm, sewer, water mains and other water appurtenances, structures, conduits, power poles, light standards, vaults, width of streets, sidewalks, landscaping areas, building footprints, channelization and pavement markings, property lines, easements, etc.

b) *What are the accuracy requirements?:* The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments. The following is a partial list of the construction items and tolerance limits to be incorporated into the Record Drawings. Other items and tolerances shall be required depending on the type of improvements constructed.

- Surveyed Sewer and Storm water elevations..... +/- 0.01'
Includes pipe invert elevations, top of castings (manholes, inlets, etc.)
- Surveyed Water elevations..... +/- 0.25'
- Horizontal and vertical alignment..... +/-0.1'

c) *What is required from you?:* The Record Drawing delivery shall be in electronic as well as in hard copy format. Each drawing, except for the Digital file, shall bear the P.E./P.L.S. Stamp, Signature and Date and be reproduced on the following media:

Preliminary Submittal:

- Two sets of full size prints.
- Digital files with drawing/layer documentation.

Final Submittal:

- Full size PHOTOGRAPHIC MYLAR Sepia or Xerox mylars will not be accepted.
- 11"x17" PHOTOGRAPHIC MYLAR, matt finish preferred.
- 8-1/2"x11" PHOTOGRAPHIC NEGATIVE
- Three sets of full size PRINTS.
- Digital files with drawing/layer documentation.

d) *How does the Preliminary Record Drawing Submittal and Review Process work?:* Upon completion of improvements and prior to project acceptance, Record Drawings in digital and hard copy format shall be submitted for review and approval.

- Submit 1 digital copy and 2 hard copy sets for review to Engineering Division, 2nd Floor, City Hall, Please call (425) 556-2740 if you have any questions.
- If review of the preliminary Record drawings reveals errors and/or omissions, the digital files and drawings (redlines copies) will be returned to the Engineer/Surveyor for corrections. The Engineer/Surveyor shall make all corrections in the digital copy of the original construction plans and re-plot the hard copy. Please resubmit the digital files, two revised plans sets derived from the revised digital files and redlines for re-review. Upon approval of preliminary record drawings, the Engineer/Surveyor will be notified by the Public Works, Engineering department to proceed with the "Final Submittal".

e) *Who should approve the final drawings before submitting it to the City?:* The final drawings shall be prepared and stamped by a Professional Engineer and/or Professional Land Surveyor currently licensed in the State of Washington verifying that all improvements have been built in accordance with the approved construction plans and that all changes will be accurately noted in the digital file on the appropriate plan sheets and detailed drawings. The hard copy submittal derived from the digital file shall reflect these changes.

f) *What should the electronic delivery include?*

- All sheets of the original digital construction plans with noted construction changes. The construction contractor and/or design consultant shall record all field changes and any existing utilities encountered during construction.
- All Record Drawing changes will be made in the digital format.
- Changes to text: invert elevations, dimensions, notes, etc. will be lined out with the Record Drawing text placed above it. Do not alter, modify or erase original approved design text.

- Changes made to Graphic features: pipe, catch basins, hydrants, etc. shall be moved to reflect their accurate surveyed locations.
- An overall digital site plan.
- A detailed digital and/or hard copy list of drawing files with the corresponding layers/levels and their contents will be included with the digital drawing file. The list shall include but not be limited to: Digital File names, Drawing names (logical), Level number/Layer name and Level/Layer description.

g) *Do Record Drawing changes need to be made in the Original Digital Construction Drawing?:* Yes, all changes need to be made to the original City Approved digital Construction files and then re-plotted to create the hard copy submittal. Digital Record Drawings created from anything other than the digital construction drawings will not be accepted. Hand drafted changes to Mylar or paper copy submittals will not be accepted.

h) *What format should the electronic delivery be in?*

- Digital files shall be provided in a version of MicroStation ".DGN" (preferred), or AutoCAD (" . DWG" format) deemed acceptable by the City. All support files required to display or plot the files in the same manner as they were developed shall be delivered along with these files. These files include but are not limited to (MicroStation) Customized Line Styles libraries, Cell Libraries, Font Libraries, Pen Tables and Referenced Files, (AutoCAD) Block Libraries, Font Files, Menu Files, Plotter Setup and Referenced Files. Do not include P.E./P.L.S. stamps, signature and border files. Scanned hard copy drawings using raster to vector conversions will not be acceptable digital format.
- The files will be submitted on a recordable compact disc (preferred) or MS-DOS formatted 3.5" floppy disk(s). Each disc will be labeled with the project name and the name of the company that prepared them.

- The drawing will be at full scale. Microstation working units will be set to 1:1000 with Master units set to “ft” for site plans; The drawing will be accurately located in state plane coordinates using NAD-83-91 survey control and tied to any 2 City of Redmond Horizontal Control Monuments.

i) *What should the hard copy delivery include?*

- Three sets of prints derived from the Record drawing digital file will include the Stamp, Signature and Date of the Professional Engineer or Professional Land Surveyor that prepared the Record drawing document.
- Record drawing submittals are to include all sheets of original city approved construction drawings except TЕСP and City Standard Details, i.e.: Title sheet, Plan(s), Profile(s), Sensitive Areas/Wetlands and Site Specific Details.

j) *Who do you contact if you have additional questions?:* Please call John Wellman of the Public Works Development Services Division at (425) 556-2740 if you have any questions.

k) *Where do you submit your Record Drawings?*

Public Works Development Services Division
2nd floor Redmond City Hall
15670 N.E. 85th Street
Redmond, WA 98073-9710

D. Construction Requirements:

1. Installation of all street and utility improvements shall be to City of Redmond standards.
2. Prior to construction a pre-construction conference shall be held with the City.
 - A minimum of one (1) week of advance notice is required to arrange this meeting.

- Construction drawing approval and print distribution to the Construction Engineering Division must occur before the pre-construction conference is scheduled.

3. Unless otherwise specified, hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No work is permitted on Sunday. This shall apply to plat construction improvements (street and utility improvements) and exterior home construction only. Residential home construction (i.e. painting, drywall, etc.) working hours may be different. All construction work is enforced by the Redmond Community Development Guide Section 20D.100 (Noise Control). Any construction equipment that does not meet Redmond's Noise Control shall have mufflers.

4. Haul Routes:

- a) The applicant is required to complete and submit a construction hauling form to the City of Redmond to calculate any haul fees for this development. Please contact Steve Rountree at (425) 556-2877 to obtain a copy of this form.
- b) Trucks hauling to and from the project site shall use 166th Avenue NE as their access point.
- c) Haul hours will be within the hours of 9 a.m. - 4 p.m. and 6 p.m. to 10 p.m. On Saturdays, hauling may be continuous between 9 a.m. -10 p.m. as long as it is in compliance with the City's noise ordinance.
- d) Traffic control shall be provided at all times when working in or near the public rights of way, subject to the approval of the Transportation Division and the Police Department.
- e) The applicant shall provide street sweeping at all times during hauling.
- f) The applicant shall repair and/or replace any traffic markings (i.e., buttons, arrows, etc.) damaged during the hauling operations.
- g) The Public Works Director shall retain the authority to stop or reroute hauling or change hours of hauling if operating times are unsatisfactory or inclement weather adversely affects City facilities.

5. In certain circumstances, a Clearing and Grading Permit (clearing prior to having all final plans approved) may be granted prior to Building Permit issuance.

6. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).

IV. UTILITIES

A. Water Service

1. Water service will require a developer extension of the City of Redmond water system as follows:
2. A 12-inch water main shall be extended through the site from the 350 water pressure zone. The main shall extend to the northeast corner of the site and thence northward through the unimproved 168th Avenue NE right-of-way and connect into the existing main in NE 87th Street. A main shall also be extended south through the site, adjacent to the proposed stormwater vault, and stubbed into the NE 85th Street right-of-way. These improvements shall be more or less as shown on the preliminary plat drawings date signed 3/18/03.
3. The water main location shown on the site plan may not conform to City standard locations. Revisions to comply with City standard locations may be required.

B. Sewer Service

1. Sewer service will require a developer extension of the City of Redmond sewer system as follows:

An 8-inch sewer main shall be extended to serve the site from the existing main in 166th Avenue NE. These improvements shall be more or less as shown on the preliminary plat drawings date signed 3/18/03. A General Sewer Plan Amendment will need to be completed for this project due to the fact that the Sewer Plan calls for this site to be served by the existing sewer located along the southern property line, which is in a different basin than that of the 166th Avenue NE sewer. The plan amendment will need to be completed prior to construction drawing mylars being signed for the project.

A new 20-foot utility easement shall be granted for the existing sewer on the site. A gravel access road shall be extended beyond the paved stormwater facilities access road for the sewer, more or less as shown on the preliminary plat drawings date signed 3/18/03.

Trees adjacent to the existing sewer along the southern property line of this site shall be removed as part of the clearing and grading for this project. All trees within 8 feet of the sewer shall be removed. Additionally, any willow, maple, gum, cottonwood or poplar trees within 30 feet of the sewer shall be removed in accordance with Redmond Municipal Code chapter 13.04.

(The sewer main location shown on the site plan may not conform to City standard location. Revisions to comply with City standard locations may be required.)

2. Vehicular access to all new manholes shall be provided. The access easement shall be a minimum of 20 feet in width with asphalt concrete surfacing. Alternative surfacing may be approved by the City depending upon the location. If access

1 passes through fencing then 14-foot minimum width gates shall be provided. The
2 plat or easement document shall show and dedicate the 20-foot access easement.

3
4 C. Developer Extension Administrative Requirements Water and Sewer

5 1. Construction Drawings

6 Construction drawings for water and sewer improvements shall be prepared in
7 accordance with the Design Requirements for Water and Sewer System Extensions
8 prepared by the Utilities Division of the Department of Public Works. A plan
9 review fee shall be paid to the water and sewer utility prior to construction drawing
10 review. An inspection fee shall be paid to the water and sewer utility prior to
11 construction drawing approval. Contact this utility at 556-2840 for further
12 information on fees and amounts.

13 2. Easements

14 Easements shall be provided for all water and sewer improvements as required in
15 the design requirements.

16 3. Agency Approvals

17 Construction drawings for sewer improvements shall be reviewed and approved by
18 Metro and DOE prior to construction. Construction drawings for water
19 improvements may need to be reviewed and approved by DSHS prior to
20 construction.

21 4. Performance Guarantee

22 A performance guarantee shall be provided in a form acceptable to the City for
23 sewer and water improvements as follows:

- 24 a) All water and sewer improvements within City right-of-way or easement and
25 any other portion of the improvements as required by the Utility Division.
- 26 b) For any improvements not completed at time of recording of the plat or short
27 plat.

28 The amount of the performance guarantee shall be established by the City upon
29 review of estimates prepared by the applicant and the guarantee shall be provided
30 prior to plan approval.

5. Bill of Sale

A Bill of Sale shall be provided for all water and sewer improvements to be owned
and operated by the City.

6. Asset Summary

A Developer Extension Asset Summary shall be provided for all water and sewer
improvements to be owned and operated by the City.

1
2 7. Maintenance Guarantee

3 A maintenance guarantee shall be provided in a form acceptable to the City for all
4 water and sewer improvements to be owned and operated by the City. Period of
guarantee shall be 1 year from acceptance of all improvements by the City.

5 8. As-built Drawings

6 As-built utility drawings shall be submitted to the City prior to the improvements
7 being placed in operation.

8 9. Permit Applications

9 Water meter and side sewer permit applications shall be submitted for approval to
10 the Utility Division. Permits and meters will not be issued until all improvements
11 are constructed and administrative requirements are complete. Requests to install
12 water meters or construct side sewers prior to completion of all water and sewer
13 improvements and administrative requirements will only be approved on a case-by-
14 case basis after review of the project specifics. Various additional guarantees or
requirements may be imposed as determined by the Utilities Division for issuance
of meters and permits prior to improvements or administrative requirements being
completed.

15 D. Miscellaneous Requirements - Water And Sewer

16 Backflow Preventors.

17 Backflow preventors shall be used in the water supply system in accordance with City,
18 State and Federal requirements.

19 E. FEES

20 Plan review and construction inspection fees are required and will be at the rate in
21 effect when plans are approved. Connection fees are at the rate in effect when water
22 meter and side sewer permits are issued. Contact the Utility Division of the Public
23 Works Department to obtain an estimate of the fees that will apply.

24
25 V. **CLEARING/GRADING AND STORMWATER MANAGEMENT**

26
27 A. Design Requirements to be Completed Prior to Permit

- 28 1. Erosion control systems must be implemented throughout the construction process
29 and until the site is stabilized. Design of all systems must be in accordance with
30 section 20E.90.10 of the Community Development Guide and the most recent issue
of the City of Redmond STORMWATER MANAGEMENT AND EROSION
CONTROL TECHNICAL NOTEBOOK (notebook). Contact the Stormwater

Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.

2. Stormwater Management

a) Quantity Control

Provide detention for peak discharge control to match one half of the 2-year and match the 10-year, and 100-year storms natural (prior to any development) runoff peak rate. Use of a buried vault is the proposed method of providing detention. The vault will be publicly maintained once the development has been accepted.

Provide for overflow routes through the site for the 100 year storm runoff (100 year flow may not impact any buildings).

b) Quality control

Use a 200 foot long biofiltration swale to provide water quality treatment for the runoff from the 6-month, 24-hour design storm event. Use the developed condition landuse when determining the water quality storm flow rate.

3. Site grading shall not exceed a slope of 3 horizontal to one vertical measure, (3 to 1).

4. Coordinate Civil and Landscape Plans, trees can not lie closer than 8 feet to storm pipes.

5. Isolated areas of cut and fill exceeding 8-feet are approved as delineated on the project preliminary plans by David Evans dated 03/16/03.

B. Fees to be Paid Prior to Permit

1. Fees must be paid for construction drawing review and for construction inspection.

2. Based upon the plans presented, the **construction drawing review fee** is estimated to be **\$1,691.73**. A deposit equal to that amount is due and payable when construction drawings are presented for review. The construction drawing review fee will be adjusted to account for plan changes during review and will be determined prior to drawing approval. If the adjustments cause the fee to exceed the deposit, the balance due must be paid prior to approval of drawings. If adjustments result in a final figure less than the deposit, the overpayment may be credited against the subsequent fee below or will be refunded.

3. A **construction inspection fee** equal to the final construction drawing review fee is due and payable at the time a permit is issued.

4. Based upon the current estimate, the total storm water review and inspection fees for this project will be approximately **\$3,383.46**. Crediting the project with the initial deposit of **\$286**, the total amount due will be approximately **\$3,097.46**.

C. Miscellaneous

1. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).
2. Two complete copies of plans, computations, and studies are required for a complete submittal. Only complete submittals will be accepted for review.
3. Stencil all on-site storm drainage inlets with “DUMP NO WASTE DRAINS TO STREAM”. Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets.
4. Easements will be required for any public conveyance systems.
5. A copy of the conditions of approval (this letter) must accompany all Grading and Storm drainage plan submittals.
6. A Bill of Sale and Assets Summary are required for all improvements to be owned and maintained by the City of Redmond.

VI. **FIRE PROTECTION**

A. **Emergency Vehicle Access Roadway Requirements**

1. Emergency vehicle access roadways shall have a minimum unobstructed width of 20 feet and clear height of 13’6”.
2. An all weather driving surface per City of Redmond standards is required. It shall be in place and able to support the weight of fire department vehicles prior to the delivery, use, or storage of combustible building materials to or at the site except small amounts used for concrete forms.
3. All turns shall have a minimum 25-foot interior turning radii, 45-foot exterior turning radii.
4. Fire lanes shall be located wherever curbs, road edges, or loading areas are adjacent to the 20-foot wide vehicle access roadway. Fire lanes must be marked per Redmond Fire Department standards. Fire lanes identified through site plan review shall be included on civil drawings. Additional fire lanes or marking may be

required anytime during the life of the development upon evaluation by and direction of the Fire Marshal.

5. The emergency vehicle access roadway shall have a maximum grade of 10%. The Submittal shows the access to lots 4 – 16 inclusively exceed this and therefore all structures on these lots shall be fire sprinklered in an approved manner.

B. Addressing

1. The buildings shall have the building address numerals located on the upper 25% of the building face and situated so as to be clearly visible and easily legible from the street fronting the property. Numerals shall contrast to the background color. Numeral size shall be a nominal 6 inches high.
2. The street name shall be NE 86th Court. Individual address numbers shall be assigned by the Permit Center prior to permits.
3. Temporary signs shall be used at the job site as soon as construction begins. Numerals shall be high contrast in color, face the street fronting the property, and be a minimum 6" high.

C. City Approved Sprinkler System

1. An approved residential fire sprinkler system is required for structures on lots 4-16 .
2. All underground sprinkler supply piping, water mains, and hydrants shall be included on civil drawings and shall be approved by the water supplier and the Redmond Fire Department.
3. Department of Health approved back flow prevention is required.

- 1
- 2 4. Submit three copies of plans, specifications, calculations, and a completed permit
- 3 application form to the Redmond Fire Marshal for permit and approval. The permit
- 4 must be obtained prior to work beginning.
- 5

6 D. Water Supply & Hydrants

7

- 8 1. Hydrants must provide a minimum 1500 gallons per minute (gpm) as identified by
- 9 the Redmond water utility.
- 10
- 11 2. Final hydrant locations and water mains must be shown on the civil drawings and
- 12 approved by the water purveyor and Fire Marshal.
- 13
- 14 3. Hydrants must be in place and serviceable prior to the delivery, use, or storage of
- 15 combustible building materials.
- 16
- 17 4. Hydrants shall be no closer than 12'0" to a carport, garage, or dumpsters. Four feet
- 18 is to be maintained between face of curbs and hydrants.
- 19
- 20 5. A 5" locking Storz adapter is required for steamer ports on all hydrants including
- 21 existing hydrants considered important by Redmond Fire Department in relation to
- 22 this proposal.
- 23

24 E. Impact Fees

25

26 Fire Impact fees will be imposed based on the adopted fee schedule.

27

28 NOTE: ADDITIONAL REQUIREMENTS MAY BE SET ON REVIEW OF THE

29 ARCHITECTURAL, CIVIL, FIRE SPRINKLER, FIRE ALARM PLANS OR RECEIPT

30 OF NEW INFORMATION.

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